Keyes Avenue,
Lakeside, Cardiff,
CF23 5QQ

THOMAS H WOOD

Guide Price
£600,000

3 Bedrooms
House - Semi-Detached

An exciting opportunity to purchase this stunning three bedroom family home, situated in the highly sought after Keyes Avenue and within easy walking distance of Roath Park Lake. This exceptional traditional property offers generous accommodation, a wealth of original character and considerable potential for further improvement.
The property occupies a particularly appealing location, with the surrounding parkland, recreational facilities and local amenities all within easy reach. The accommodation retains a number of attractive period features, including impressive bay windows, decorative fireplaces, original parquet flooring to both principal reception rooms and a beautiful stained glass window to the first floor landing.
The ground floor provides two excellent reception rooms, offering flexibility for both formal entertaining and everyday family living. To the rear is a well proportioned kitchen with adjoining dining area, creating a useful additional living space with views over the garden.
To the first floor are three well proportioned bedrooms, together with a generous family bathroom. Outside, the enclosed rear garden offers a combination of lawned and paved areas, mature planting and established boundaries. A particularly useful feature is the large detached garage measuring approximately 7.30m in length, approached via a private driveway providing valuable off road parking.
Whilst the property would benefit from some modernisation, it provides an excellent opportunity for a purchaser to create a superb family home whilst retaining its wealth of original character and charm.
Close to the excellent public transport links, highly regarded schools including Cardiff High catchment and the excellent local amenities.

To be sold with no onward chain.

ACCOMMODATION

GROUND FLOOR

HALLWAY
A spacious and welcoming hallway. Doors to all rooms and stairs rising to the first floor.

W.C.
4'3" x 5'10"
Fitted with a WC and wash hand basin.

LOUNGE
11'6" x 14'4"
A well proportioned second reception room featuring an impressive curved bay window, original parquet flooring and a character fireplace, providing an attractive and versatile living space

DINING ROOM
11'8" x 15'10"
A generous principal reception room with attractive parquet flooring, decorative fireplace and large front facing window providing plenty of natural light.

Features

- Highly sought after Roath Park location
- Two generous reception rooms with original character
- Three well proportioned bedrooms
- Good sized enclosed rear garden with excellent potential
- Large garage and extensive driveway providing useful off road parking
- Traditional bay fronted family home
- Exciting potential
- No Onward Chain

KITCHEN/BREAKFAST ROOM
11'10" x 16'4"
Fitted with a range of wall and base units with work surfaces over, incorporating a gas hob, electric oven and stainless steel sink. Open access leads through to the adjoining dining area. Generous understairs cupboard with ample space for appliances.

FIRST FLOOR
LANDING

Via full turn staircase to landing. Central stain glass window. Doors to all rooms and loft access.

BEDROOM ONE
11'6" x 14'7"
A generous principal bedroom with a large curved bay window overlooking the front of the property and extensive fitted wardrobes.

BEDROOM TWO
11'7" x 15'2"
A spacious second double bedroom with attractive curved bay window overlooking the front and fitted wardrobes providing useful storage.

BEDROOM THREE
11'10" x 8'10"
A well proportioned third bedroom with rear facing window and useful space for bedroom furniture.

BATHROOM
5'10" x 11'5"
A generous bathroom fitted with a panelled bath with shower over, pedestal wash hand basin and WC, together with tiled walls and floor.

OUTSIDE
FRONT

The property is approached via a traditional enclosed front garden with a low brick boundary wall and paved pathway leading to the entrance.

REAR
A good sized enclosed rear garden offering a combination of paved seating areas, lawn and established planting, with mature trees and brick boundary walls providing a good degree of privacy. The garden also benefits from access to the substantial detached garage.

GARAGE
9'2" x 23'11"
A particularly generous detached garage providing excellent storage and potential for a variety of uses, subject to any necessary consents. A driveway provides additional off road parking.

3 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

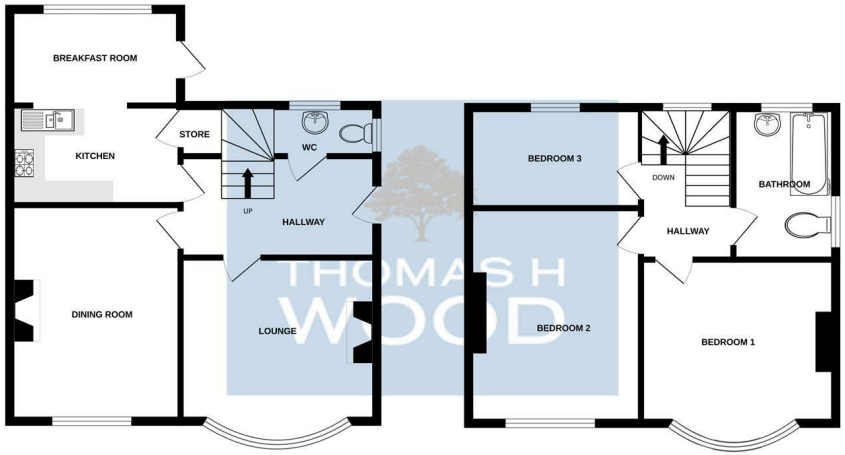
ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1024.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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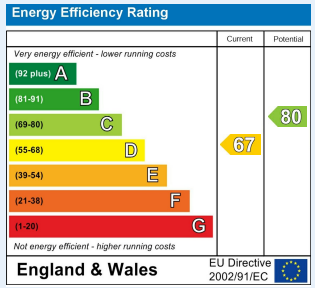
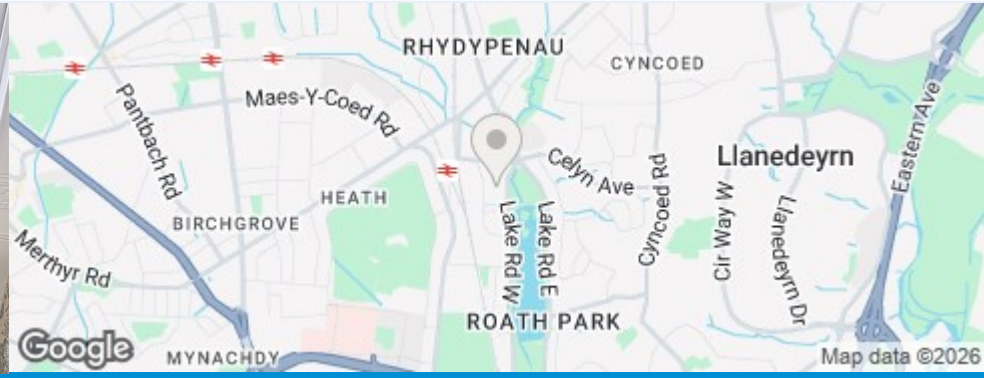
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





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